

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-2-2009 – Rocky Mountain Care Subdivision

SYNOPSIS:

Applicant: Jay R. Bangerter
Proposal: Final Plat Approval
Location: 4150 West 3390 South
Zoning: C-2

BACKGROUND:

The subject property is located within the Pioneer Valley Hospital campus. The proposed subdivision is located northeast of the existing hospital and north of Pioneer Parkway.

The commercial subdivision is being proposed in order to divide 4 existing parcels into 4 lots. As part of the subdivision, a new lot (lot 2) will be created to accommodate a new residential care facility. Lot 1, with its existing buildings will remain unchanged. The southwest corner of lot 3 will eventually become a parking lot for both the hospital and care facility. The north lot (lot 4) will be used for detention purposes.

As part of the subdivision, the applicant will need to dedicate 4000 West to a 40-foot half width. Modifications to Pioneer Parkway will be addressed as part of the conditional use application.

A conditional use application has been approved by the Planning Commission for the new care facility. The subdivision will create new lots, easements, and cross easements for access.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman
Current Planning Manager